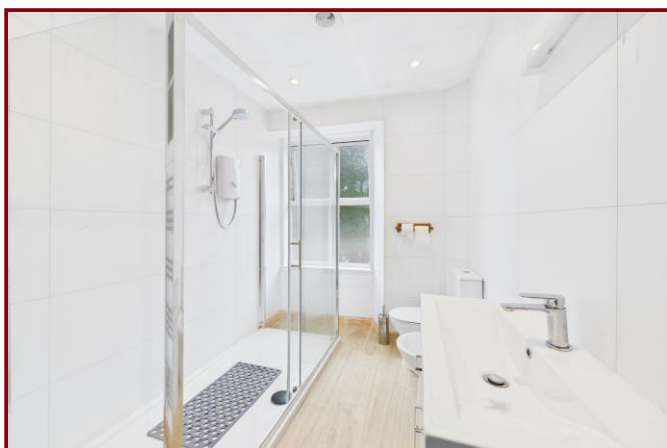




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Putting your home on the map

**Ponsharden Cottages,
Falmouth**

**Offers Over £300,000
Freehold**





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Property Introduction

If you want a spacious two bedroomed end of terrace cottage on the outskirts of the town, close to amenities and the marina, then this is for you!

The property has a spacious lounge/diner, an updated kitchen with conservatory off, two first floor double bedrooms - with the one bedroom enjoying harbour views plus there is an updated shower room - this property has a lot to offer.

Most impressive is the view plus the garden to the rear that is approximately 100 foot in length. There is a selection of fruit trees and established plants, a useful outside WC and store. There is parking for one vehicle with scope to create further parking if desired, subject to any necessary permissions.

Location

Located on the outskirts of Falmouth this home is positioned in close proximity to a couple of supermarkets, a bus stop with routes into both Falmouth and the town of Penryn just a mile or so away. Falmouth Marina is also within a short walk and offers a bar and restaurant with water views.

Falmouth has been voted one of the top ten places to live in the UK with its abundance of beautiful coastline and beaches, harbour and town with plenty to do. Events Square in Falmouth is home to the annual Sea Shanty, Oyster Festival and Falmouth Week where many visitors flock to sail the fantastic day sailing waters of the Carrick Roads and to enjoy the nightly entertainment.

ACCOMMODATION COMPRISES

Double glazed entrance door leading into:-

HALLWAY

Coat storage, radiator and two further doors, one leading into dining end and the other into the:-

LOUNGE/DINER 16' 3" x 11' 6" (4.95m x 3.50m) maximum measurements

PLUS 12' 4" x 10' 0" (3.76m x 3.05m)

A spacious open room with high ceilings, a feature fireplace with mantelpiece over, double glazed window and radiator with two

further radiators in the dining end. Storage cupboard housing meters and understairs storage. Picture window looking into the kitchen. Double doors leading into:-

KITCHEN 16' 5" x 6' 8" (5.00m x 2.03m)

Range of floor and wall mounted cupboards with worktop over incorporating 1.5 bowl sink and drainer. Space for cooker, and extractor hood above. Washing machine, and wall mounted Worcester boiler. Velux window and double glazed window looking into conservatory. Double glazed door to:-

CONSERVATORY 9' 10" x 7' 10" (2.99m x 2.39m)

Windows to two sides with fitted blinds and a double glazed door at each end, one accessing the side access lane and the other end accessing the garden. Radiator.

Returning to dining area, stairs leading up to the:-

FIRST FLOOR LANDING

Loft hatch and radiator. Doors off to:-

BEDROOM ONE 13' 2" x 10' 2" (4.01m x 3.10m) plus recess

A generous room with double glazed window looking out to a view across the marina. Radiator and ornamental fireplace.

BEDROOM TWO 10' 10" x 9' 9" (3.30m x 2.97m)

Double glazed window looking out to front elevation. Radiator.

SHOWER ROOM

Splashboarding on walls, low level WC, bidet, vanity wash hand basin and oversized large walk-in shower cubicle with 'Mira' shower. Spotlights. Double glazed obscure window to front and further obscure glass window to landing.

OUTSIDE FRONT

Wrought iron gate and stone wall surround a paved garden with pathway to the front door.

REAR GARDEN

A generous garden of approximately 100 ft in length with a range of fruit trees and established plants. There is parking for one vehicle with scope, subject to the necessary permission, to create more off-road parking at the end. Outside toilet with lighting and electric and storage shed.

SERVICES

Mains water, mains drainage, mains gas, mains electric

AGENT'S NOTE

The Council tax band for the property is band 'C'. There are owned solar panels.

DIRECTIONS

Following the A39 into Falmouth when approaching Ponsharden roundabout with Sainsburys off the roundabout up to your right hand side and McDonalds straight ahead, you will see a row of cottages on your left hand side with a small lane on the left to drive between the cottages next to number 7 which provides access to the rear. If using What3words:-intent.snap.vanish

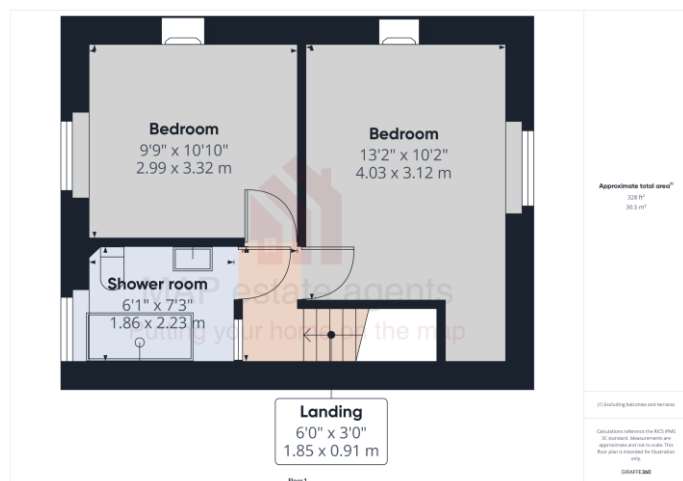


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epcru.com		



MAP's top reasons to view this home

- End of terrace character cottage
- Two double bedrooms, one with marina views
- Spacious lounge/diner
- Modernised kitchen
- Conservatory off kitchen
- Updated ground floor shower room
- Approximately 100 foot long garden
- Garden and parking for one vehicle
- Outside WC and storage shed
- Superbly convenient for the marina and nearby supermarkets



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